

4-6 Grassmarket, *City of Edinburgh*

Archaeological Desk-based Assessment

For

Signature Pubs Ltd.

May 2015



Addyman Archaeology (photo 021)



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City of Edinburgh

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AA 2165

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4-6 Grassmarket

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Executive Summary

Addyman Archaeology was contacted by Ian Forbes, Architect, and Signature Pubs Ltd. in order to undertake an archaeological *Desk-Based Assessment* (DBA) of an area within Edinburgh's Grassmarket, for the building designated 4-6 Grassmarket which is a part of the listed building 4-10 Grassmarket. It is proposed to refurbish and extend the current structure as a potential event space and bar/restaurant.

The DBA aimed to assess the archaeological potential of the site – particularly the undeveloped land to the rear of the existing frontage buildings - through the consultation of archive materials and historical sources. Prior to increasing densification of urban development from the 17th century onwards the proposed development site would have consisted of back-land area within a burgh plot adjacent to Grassmarket and rising steeply upwards to Castle Rock. Edinburgh's expansion led to the further development of the Grassmarket area and the construction of buildings on the back-land area for commercial and domestic purposes. At 4-10 Grassmarket this period of usage continued until 1884 when the previous buildings were demolished for the construction of the Robertson Memorial Mission Buildings, of which Nos. 4-6 were occupied by the Mission church itself which incorporates part of the Flodden Wall within its west wall; with the land to the rear remaining open. Since then, the overall plan of the exterior building has remained unchanged and has consequently been used as a shop and event space.

It is highly likely that evidence of the previous post-medieval construction of buildings for tenements and shops will be present underneath the modern soils; evidence for earlier Medieval/early post-Medieval cultivation remains may also survive in areas. The discovery of a well underneath the nearby Black Bull public house during excavations from 1998-2001 can be taken as a further indication of the possibility of discovering in situ remains beneath the church¹. It is recommended that an archaeological evaluation is implemented prior to any groundbreaking works taking place on site.

A record of the assessment has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service (OASIS ID addyman1-211273) and with Discovery and Excavation in Scotland (DES), the annual publication of fieldwork by Archaeology Scotland.

¹ Lawson, J., and Reed, D. 2003. *Conservation and Change on Edinburgh's Defences: Archaeological Investigation and Building Recording of the Flodden Wall, Grassmarket 1998-2001*. Scottish Archaeological Internet Report 10. pp: 10.

1. Introduction

i. General

Addyman Archaeology was contracted by Ian Forbes, Architect, on behalf of for Signature Pubs Ltd., to undertake a *Desk-Based Assessment* (DBA) in advance of the proposed works to renovate and extend the buildings at 4-6 Grassmarket.

The DBA was undertaken in order to identify any known archaeological sites or other features of cultural heritage interest within, or directly adjacent to, the proposed development area. The site is notable for its location within the heart of Edinburgh's Grassmarket conservation area, and its position along one of Edinburgh's main historic routes to and from the city.

The DBA included consultation of historic maps and aerial photographs, as well as the consultation of historic sources; it was completed by assessing known cultural heritage sites within and immediately beyond the proposed development boundary, which are detailed in *Table 1 and 2* below.

This report contains several maps reproduced by permission of the Trustees of the National Library of Scotland (NLS). To view these maps online, see www.nls.uk. This report is prepared in accordance with standard Addyman Archaeology procedures and in line with guidelines as established by the Chartered Institute for Archaeologists (CIfA).

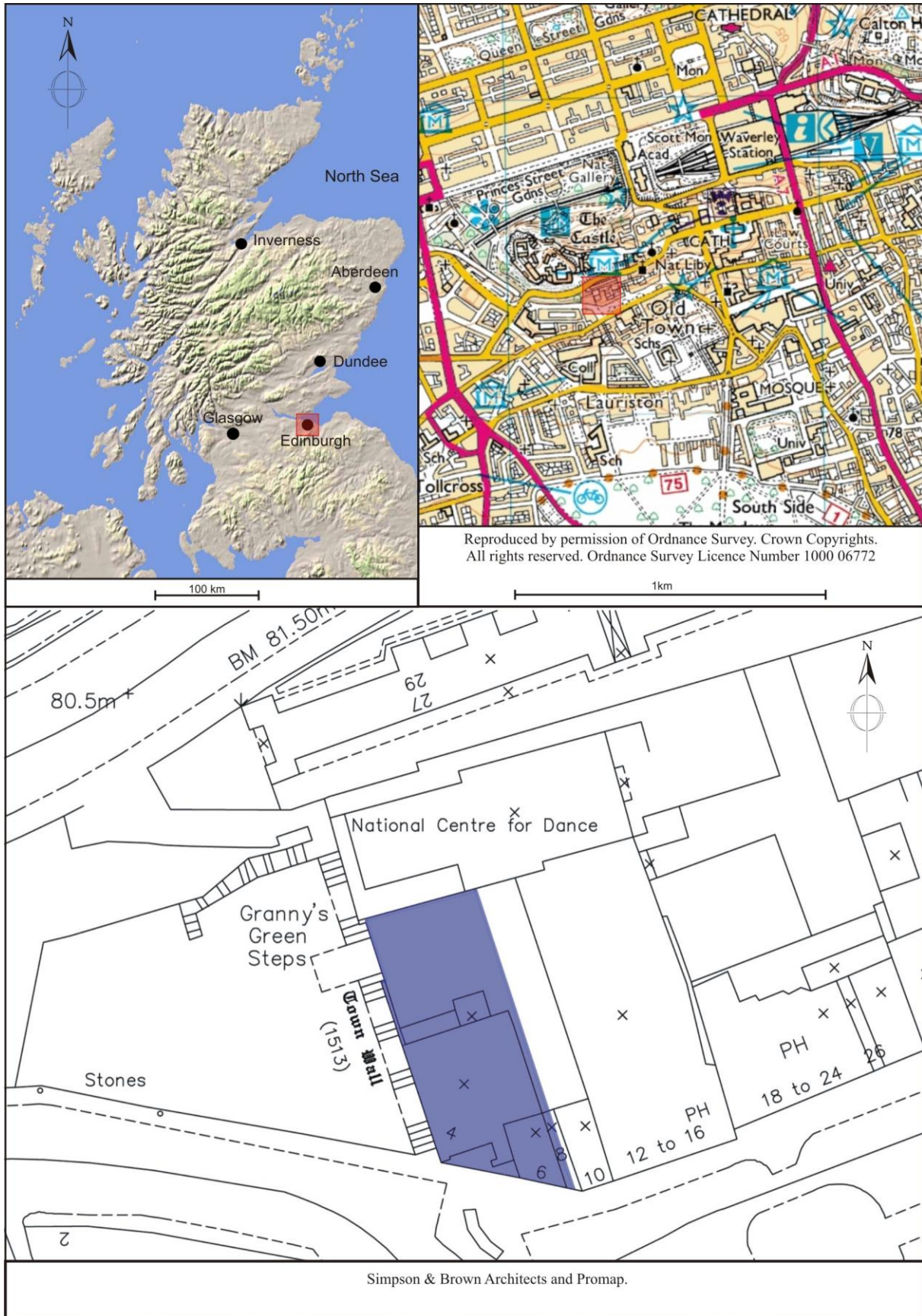


Figure 1 Site location

ii. Setting

Located at NT 25290 73354, the proposed development area of 4-6 Grassmarket, also known as 'The Lot', lies in the southwest of Edinburgh's Old Town and Castle within the Old Town Conservation Area. The property is a Category B-listed building, part of the group identified as 4-10 Grassmarket. The study area for the purposes of this report is that shown on Figure 2, including the former church (No.4), ground floor shop of No. 6 (but not the floors above), half of the pend and the area of ground shown on the plan.

The site is located at the extreme west end of the north side of the Grassmarket, City of Edinburgh. The Lot is occupied on the street front by the former Robertson Memorial Church (by Hardy & Wight, 1884) and incorporates a surviving section the Flodden Wall into its western wall. The latter extends beyond the church building up-slope to the north where it forms the boundary of the site.

The original buildings comprised the Robertson Mission Church on the west side of the plot. The church consisted of a coal cellar, ground floor containing meeting hall, and first floor housing the church itself, entered primarily at ground floor level from the Grassmarket. Adjacent to the east is the four-storey Scots Baronial tenement with shops at ground floor level.

Topographically 4-6 Grassmarket is located within a valley to the south of Castle Rock. The underlying geology across the site is predominantly Sandstone of the Ballagan formation; sedimentary bedrock formed up to 343-359 million years ago during the Carboniferous Period, with intrusions of igneous bedrock formed between 271 to 259 million years ago during the Permian and Carboniferous Periods. The local environment during the Carboniferous would have been mainly riverine, with waters depositing sand and gravel, and fine silt deposited during overbank flooding. Additionally the local environment would have also been previously dominated by intrusions of magma.

The overlying superficial geology is made up of Devensian- Diamicton Till. These deposits were formed up to 2 million years ago in the Quaternary Period in an environment previously dominated by ice age conditions. In this environment, glaciers scoured the landscape depositing moraines, with seasonal meltwaters leaving sand and gravel outwash².

² <http://www.bgs.ac.uk/data/mapViewers/home.html> -accessed 12/05/2015

2. *Desk Based Assessment*

i. *General*

An analysis of readily available sources was undertaken to identify sites of cultural heritage significance. These included:

- The Edinburgh City Council Sites and Monuments Record (SMR)
- The National Monuments Record of Scotland (NMRS)
- Historic Scotland Database of Listed Buildings
- Historic Scotland database of Scheduled Monuments
- The Inventory of Gardens and Designed Landscapes in Scotland
- The Inventory of Historic Battlefields in Scotland
- Aerial imagery obtained from online platforms
- Map resources available from the NLS including all available Ordnance Survey (OS) maps
- www.parksandgardens.org – this website is the largest online repository for facts and information relating to historic parks and gardens
- www.aircrashsites-scotland.co.uk – this website is working towards providing comprehensive coverage of air-crash sites in Scotland
- Archaeological assessments and excavations completed for other projects in the vicinity

All sources consulted were the most up to date available.

The following Desk Based Assessment extensively covers all the known cultural heritage sites within the boundaries of, and thus directly affected by, the proposed development. As the site is located within a townscape, known cultural heritage sites in the immediate vicinity of the site boundaries were also assessed.

ii. *Statutory Designations*

a. *Scheduled Monuments*

A Scheduled Monument is a monument that has been categorised as of national importance and is legally protected under the Ancient Monuments and Archaeological Areas Act 1979.

Incorporated into the western boundary the building 4-6 Grassmarket is a fragment of the Flodden Wall, a Scheduled Ancient Monument (NGR NT252733) which dates to the late 14th century and early 15th century. It has been thought to have been constructed in the aftermath of the defeat of the Scottish army at Flodden Field in September 1513. However a recent survey by John Lawson, the Edinburgh City Archaeologist, and David Reed from 1998 to 2001 has concluded that it is likely that portions of the Flodden Wall were not new construction but rather re-fortifications of existing town defences. This is based on the fact that the West Port was recorded as early as 1508/1509 which means that the western section of the wall, which is part of the current building's western boundary, may have already been in existence prior to 1513³. The Scheduled area is linear and measures at maximum 47.2m by 1.9m; this includes the Flodden Wall and its underground batter. Its purpose was to enclose the areas of town which had grown outside the limits of earlier town walls, including the Greyfriars, Blackfriars, and Kirk O'Field churches. The particular section of the Wall running from the foot of Castle rock down to the west end of Grassmarket has been previously excavated and

³ Lawson, J., and Reed, D. 2003. *Conservation and Change on Edinburgh's Defences: Archaeological Investigation and Building Recording of the Flodden Wall, Grassmarket 1998-2001*. Scottish Archaeological Internet Report 10. pp: 11-12.

analysed which has revealed that the original wall survives to a depth of at least 1.2m beneath later components. The upper 1.85m of the wall is part of a 19th century rebuild. The remains of an 18th century structure have been detected on the western side of the lower 1.35m of the original Wall just to the north of 4-6 Grassmarket. Concrete steps (Granny's Green Steps) are now adjacent to the west side connecting Johnston Terrace and Grassmarket and metal handrails have been fixed into the wall. These steps and all adjacent upstanding buildings have been specifically excluded from the monument scheduling.⁴ The proposed renovation and extension of the church building have taken into account the existence of the Flodden Wall in the current structure and the proposed development has taken steps to avoid affecting the wall during the development phase of the project. The proposed extension off the rear of the church building leaves a 1.4m gap between the extension and the wall and there will be no exterior changes to the western church wall. In the interior of the building there are no planned structural changes to the existing western church wall which will affect the Flodden Wall fragment.

4-6 Grassmarket is also located in the vicinity of another Scheduled Ancient Monument, Edinburgh Castle (NGR NT249734 & NT254736).

Considered one of the earliest castles of enclosure in Scotland Edinburgh Castle dominates the skyline of the city and has served many functions throughout its history. Its earliest building is a chapel dedicated St. Margaret from the 12th century. It has served as a fortress, royal residence, record office, ordnance factory, regalia depository, barracks, prison, ancient monument, and, most recently, as one of the most famous tourist attractions in the city.

b. Listed Buildings

Listing is the recognition through the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a building or structure is of 'special' interest whether architecturally or historically.

The property is part of a Category B-listed building (ref: 28936), identified as 4-10 Grassmarket within the Old Town Conservation Area. This listing means that the building has been deemed to be of regional importance. The building dates to 1884 when it was constructed as part of the Robertson Memorial Mission Buildings and was designed by Edinburgh architects Hardy & Wight⁵.

The former Robertson Memorial Mission Buildings comprises two parts – the church itself and the adjacent tenement building. The church, 4-6 Grassmarket, occupies the west site of the site; this is a two-storey, four-bay gabled gothic building of moderate architectural pretension. On the east side of the site, fronting on to the Grassmarket, is an asymmetrical four-storey, three-bay tenement block, which comprises 8-10 Grassmarket⁶.

Listed Buildings Adjacent to the Development Area

There are also a number of buildings in the immediately adjacent to the site boundary which have been classified by Historic Scotland as being of national, regional, and local importance. The area of the Grassmarket itself is of regional importance for the heritage of Edinburgh. It's function as a market of the city and later as a public execution site in the 17th century gives a fascinating and detailed history⁷.

⁴ http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2300:35:1069571462178636::::P35_SELECTED_MONUMENT:03012

⁵ <http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2200:15:0::::BUILDING:28936>.

⁶ Simpson & Brown Architects. 2006. *Conservation Statement*. pp. 8.

⁷ Grant, J. 1880. *Old and New Edinburgh*. London: Cassell.

Along Grassmarket, eastward facing on the western side of the street and directly opposite of the site are numbers 1 Grassmarket and 2 King Stables Road (ref: 28932) built circa 1875 and listed as a Category C building⁸. Further to the south are numbers 3, 5, and 7 Grassmarket (ref: 28933) built in 1876 which are listed as Category B buildings⁹. Directly opposite the site and northward facing on the south side of Grassmarket are numbers 21-29 (ref: 47868), listed as Category C buildings and built from 1859-1863¹⁰. On the south-western terminus of Grassmarket facing eastwards are numbers 9 Grassmarket and 3-9 (Odd nos.) West Port (ref: 28934) built in 1874, listed as Category B¹¹. Facing northwards on the terminus between West Port and Grassmarket directly opposite to site is the West Port Former Salvation Army Women's Hostel (ref: 30196) built in 1910 and a Category C listing¹².

Numbers 1, 2, 3, 7, and 9 Grassmarket along with 7 and 9 West Port are of townscape importance as they form the western termination to Grassmarket. To the north of the site facing northwards on the south side of the street is 24 Johnston Terrace (ref: 29195), a former three storey barracks built in 1872-1873 which is a Category C listed building¹³. To the east of the development area listed buildings continue along both sides of Grassmarket of which the majority are B-listed.

There are a number of Category A buildings within the vicinity of the site. Directly to the north are numerous Category A listed buildings which comprise the Scheduled Ancient Monument Edinburgh Castle (NGR NT249734 & NT254736). To the west is the King Stables Road, King's Bridge (ref: 27943) which was built from 1829-1832 following the 1827 Improvement Act with the intention of linking the High Street to the developing western area of the city¹⁴.

c. Designed Gardens and landscapes

The Historic Scotland Inventory of Gardens and Designed Landscapes lists a series of sites that have been considered as of national importance in accordance with the criteria outlined in the Scottish Historic Environment Policy 2011.

There are no Gardens or Designed Landscapes recorded by Historic Scotland either within, or directly adjacent to the proposed site area. The Garden or Designed Landscape nearest to the site boundaries of the proposed development area are the New Town Gardens.

d. Inventory of Battlefields

The Inventory of Battlefields held by Historic Scotland is a list of nationally important historic battle sites that have been selected as meeting the criteria as outlined in the Scottish Historic Environment Policy 2011. Battles selected are considered of national importance in contributing to the understanding and history of the nation as a whole.

The proposed development area does not lie within, or in proximity to, an Inventory Battlefield as designated by Historic Scotland.

e. Treasure Trove

⁸ <http://data.historic-scotland.gov.uk/pls/htmlldb/f?p=2200:15:0:::BUILDING:28932>.

⁹ <http://data.historic-scotland.gov.uk/pls/htmlldb/f?p=2200:15:0:::BUILDING:28933>.

¹⁰ <http://data.historic-scotland.gov.uk/pls/htmlldb/f?p=2200:15:0:::BUILDING:47868>.

¹¹ <http://data.historic-scotland.gov.uk/pls/htmlldb/f?p=2200:15:0:::BUILDING:28934>.

¹² <http://data.historic-scotland.gov.uk/pls/htmlldb/f?p=2200:15:0:::BUILDING:30196>.

¹³ <http://data.historic-scotland.gov.uk/pls/htmlldb/f?p=2200:15:0:::BUILDING:29195>.

¹⁴ <http://data.historic-scotland.gov.uk/pls/htmlldb/f?p=2200:15:0:::BUILDING:27943>.

Any artefacts or objects recovered either during the evaluation stage of works associated with the development, or during the groundworks associated with the construction phase, will be reported to the Queen's and Lord Treasurer's Remembrancer through the Treasure Trove process.

iii. History of the development area

a. Prehistoric

There are currently no known prehistoric sites within the boundaries of the proposed development area that are protected by statutory legislation, or that are recorded in the National Monuments Record Scotland (NMRS) or the Historic Environment Record (HER) of the City of Edinburgh Council.

An excavation conducted by Headland Archaeology in 2009 of the Grassmarket directly in front of the proposed site revealed two Bronze Age pits with contents dating roughly from 2200-1950 BCE and 1500 to 1380 BCE¹⁵.

In terms of the vicinity the site lies within an area rich in prehistoric activity with many nearby sites and find-spots dotting the landscape. The main evidence for prehistoric activity in the area comes from immediately to the north on Castle Rock dating to the late Bronze Age or early Iron Age. Bronze Age finds / artefacts from the east of Grassmarket provide further proof of prehistoric activity.

b. Medieval

There is currently one known site adjacent to the proposed development area that is protected by statutory legislation, the Flodden Wall, which has been recorded in the National Monuments Record Scotland (NMRS).

In addition to being adjacent to the Flodden Wall the proposed development area, the site does lie within an area rich in Medieval activity. The *Capital Streets* project by Headland Archaeology in 2008-9 uncovered two distinct groups of Anglian features in the Grassmarket with depositions indicative of domestic waste which suggests Anglian occupation of this locality. At the same stratigraphic level a cobbled surface was discovered which could date to the 11th-12th centuries¹⁶. The Scottish Burgh Survey hypothesizes that the Grassmarket was formed as a thoroughfare as early as the 14th century along with the Cowgate as one of the first planned expansions of the town¹⁷. By 1500 the suburb of Grassmarket was in existence outside the town walls¹⁸. The spacious street served as a place of execution as well as a marketplace selling corn and cattle and it was first paved sometime before 1543. In 1513 the Flodden Wall was built to provide protection from an English invasion. It was repaired frequently - in 1557, 1571, 1679, and 1745.¹⁹ A watching brief of the Black Bull public house next door to the proposed development area discovered a well *in situ* beneath the ground floor of the facility. This discovery lends weight to the possibility of finding *in situ* remains beneath the current structure of 4-6 Grassmarket.

The erection of the Flodden Wall coincides with the construction of several ports. The West Port at the western end of Grassmarket was in existence by 1437, succeeding the earlier West Bow Port and opening up trade routes to Queensferry and Glasgow²⁰.

¹⁵ McMeekin, J. *Capital Streets Project: Grassmarket, Edinburgh*. Headland Archaeology. Grey Literature Report.

¹⁶ *Ibid.* pp. 8

¹⁷ *Ibid.* pp.12

¹⁸ Gifford, J., McWilliam, S., and Walker, D. 1984. *The Buildings of Scotland: Edinburgh*. Middlesex: Penguin Books. pp. 81

¹⁹ Simpson, A.T., Stevenson, S., Holmes, N. 1981. *Historic Edinburgh, Canongate & Leith*. Scottish Burgh Survey. Department of Archaeology: University of Glasgow. pp. 19.

²⁰ *Ibid.* pp. 20

c. *Post-medieval*

The existing building on proposed development site itself is protected by statutory legislation and has been recorded in the National Monuments Record Scotland (NMRS) of the City of Edinburgh Council.

The site 4-6 Grassmarket (Canmore ID's: 112425, 111839), presently known as 'The Lot' was constructed in 1884 along with the adjacent tenement building, 8-10 Grassmarket (Canmore ID's: 111841, 111842) as a part of the Robertson Memorial Mission Buildings. Together they form the building group 4-10 Grassmarket.

The buildings were founded as a memorial to the late Rev. Dr William Robertson of New Greyfriars. The original buildings comprised a church on the west side of the plot; it included a coal cellar, ground floor with meeting hall, and the first floor housed the church itself which was primarily accessed from the ground floor level. Adjacent to the east of the church is a four-storey tenement building in the Scots Baronial style with shops at the ground level²¹.

Outwith the site boundaries, the main structures adjacent to the site are detailed in Table 2. Eastward along Grassmarket on the north side is 12 Grassmarket (Canmore ID: 11843) presently known as the Black Bull Inn and 14-16 Grassmarket (Canmore ID: 277169) which is a 20th century building being used as a dance studio.

²¹ Simpson & Brown Architects. 2006. *Conservation Statement*. pp. 8

Site No.	Name, feature	OS Grid Reference	N	E	Canmore ID / Listed Building Ref.	Designation	Period
<i>Table 1: Cultural heritage sites within the development area</i>							
n/a	Johnston Terrace to Grassmarket Flodden Wall, Wall	NT 2527 7339	7339	2527	240673	NMRS	16 th century, 1513
n/a	4 Grassmarket, Church	NT 25290 73354	73354	25290	112425/ 28936	NMRS, Category B	19 th century, 1884
n/a	6 Grassmarket, Shop/ Tenement	NT 25299 73348	73348	25299	111839/ 28936	NMRS, Category B	19 th century, 1884

Table 1: Cultural Heritage Sites within the Development Area

Site No.	Name, feature	OS Grid Reference	N	E	Canmore ID / Listed Building Ref.	Designation	Period
<i>Table 2: Cultural heritage sites adjacent to the proposed development area</i>							
n/a	1 Grassmarket, Shop/ Tenement	NT 25255 73323	73323	25255	112428/ 28932	NMRS, Category C	19 th century, 1875
n/a	3-7 Grassmarket, Shop/ Tenement	NT 25265 73305	73305	25265	112442/ 28933	NMRS, Category B	19 th century, 1876
n/a	8 Grassmarket, Shop/ Tenement	NT 25301 73349	73349	25301	111841/ 28936	NMRS, Category B	19 th century, 1884
n/a	9 Grassmarket, Shop/ Tenement	NT 25277 73297	73297	25277	112443/ 28934	NMRS, Category B	19 th century, 1874
n/a	10 Grassmarket, Shop/ Tenement	NT 25305 73349	73349	25305	111842/ 28936	NMRS, Category B	19 th century, 1884
n/a	12 Grassmarket, Inn/ Public House	NT 2531 7335	7335	2531	111843	NMRS	...

Site No.	Name, feature	OS Grid Reference	N	E	Canmore ID / Listed Building Ref.	Designation	Period
<i>n/a</i>	14-16 Grassmarket, Dance Studio	NT 25317 73353	73353	25317	277169	NMRS	20 th century.
<i>n/a</i>	21-25 Grassmarket, Shop/ Tenement	NT 25324 73292	73292	25324	112423/ 47868	NMRS, Category C	19 th century, 1874
<i>n/a</i>	27-29 Grassmarket, Shop/ Tenement	NT 25333 73295	73295	25333	123501/ 47868	NMRS, Category C	19 th century, 1874
<i>n/a</i>	3-9 West Port, Shop/ Tenement				28934	Category B	19 th century, 1874
<i>n/a</i>	25 Johnston Terrace, Barracks	NT 25337 73422	73422	25337	235547/ 29195	NMRS, Category C	19 th century, 1872-1873
<i>n/a</i>	Salvation Army Women's Hostel Grassmarket, College/ Hostel	NT 25297 73281	73281	25287	112424/ 30196	NMRS, Category C	20 th century, 1910
<i>n/a</i>	Edinburgh Castle, Castle	NT 25112 73497	73497	25112	52068	NMRS, Category A	Multi-period
<i>n/a</i>	King's Stables Road Bridge	NT 25055 73369	73369	25055	125354/ 27943	NMRS, Category A	19 th century, 1829-1832

Table 2: Cultural Heritage Sites Adjacent to the Proposed development Area

3. Map Regression

i. General

A large number of maps were consulted in order to assess the nature and evolution of the proposed development area and the environment in which it is situated. A summary of maps consulted can be viewed in *Appendix A*.

ii. Pre-Ordnance Survey maps of the area

Maps produced before the first Ordnance Survey of the area in the mid-19th century vary with regards to accuracy, scale and level of detail presented. The proposed development site at 4-6 Grassmarket is small in comparison to the scale that many of the consulted maps represent; as a result of this, although all available maps were consulted, many of them do not show the area in sufficient detail to prove particularly useful in this instance.



Figure 2 Extract from 'Edenburgum, Scotiae Metropolis' by Georg Braun and Franz Hogenberg. 1582. NLS

The map 'Edenburgum, Scotiae Metropolis' 1582, by Cologne Cartographers Georg Braun and Franz Hogenburg, is the earliest map consulted to show the general location of the proposed development area (*figure 2*). It depicts the area of the Grassmarket just inside the Flodden Wall and the West Port. As it appears here the Grassmarket is a spacious street much larger than its modern incarnation and is lined with houses. There are two main thoroughfares to the east leading into the city with what is likely modern Cowgatehead; leading directly east, and West Bow/Victoria Street going northeast towards the Castle Hill. The steep and twisting street West Bow was the only way for a wheeled carriage to reach Castle Hill from the south until the opening of South Bridge in 1788.²² The thoroughfare that leads west directly out of the city gate is likely what is now known as West Port road; it leads directly off the map. At this stage the proposed development area (highlighted by the

²² Simpson, A.T., Stevenson, S., Holmes, N. 1981. *Historic Edinburgh, Canongate & Leith*. Scottish Burgh Survey. Department of Archaeology: University of Glasgow. pp. 12

red arrow) appears to be an allotted field within the city wall and bordered to the south by small structure. To the north is a small spread of woodland and to the east the fields continue.

The earliest map to show building development on the site in any significant detail is the ‘Bird’s Eye view of Edinburgh’ by James Gordon of Rothiemay from 1647 (*figures 3 and 4*). *Figure 3* shows the overall placement of the proposed development site within the city and *figure 4* is a detail. This map is particularly useful in that it makes an attempt at showing the city in perspective and is clearly designed to give as accurate a representation of the city plan as was possible at that time. In contrast to the 1582 ‘Edenburgum’ map this is the first to portray encroachment into the back-land area behind the frontage range, albeit somewhat indicative.

There are no records indicating the purpose of these buildings but it is reasonable to conclude that they were a mix of shops at the frontage, workshops and tenement housing that reflect the needs of a growing population and economy. The Scottish Burgh Survey notes that the city was becoming severely overcrowded during the 17th century partially due to a statute which required the burghesses to live within the city wall. This led to a surge of tenement building, some of which reached up to fifteen storeys²³. This expansion is further illustrated by the development of the houses outside the Flodden Wall into planned city blocks as opposed to the few houses lining the West Port road in the 1582 map from *figure 2*. The site appears here as a multi-storey long rectangular building with a pitched roof and planned gardens in the back. The building’s alignment alongside the Flodden Wall is clearly illustrated and a wall has been erected around the gardens in the back.



Figure 3 Extract from James Gordon’s 1647 map ‘Bird’s Eye view of Edinburgh’. NLS

²³ Laing 1869 n.p.



Figure 4 Detail from James Gordon's 1647 map 'Bird's Eye view of Edinburgh'. NLS



Figure 5 Extract from 'Plan of the city and castle of Edinburgh' William Edgar 1765 with site area highlighted in blue. NLS.

Architect William Edgar's 1765 plan of the city (*figure 5*) is the first time the site is depicted in plan, and shows the extent of the property footprint, though again slightly indicative. Highlighted in blue, the site appears to be much the same as the 1647 map in that it contains a long building with planned gardens in the back. The shape of the building is roughly rectangular with protrusions on the north and south ends of the building giving it an 'S' like shape. Directly in front of the property and against the Flodden Wall a building has been erected which may have been a gatehouse considering its proximity to the West Port..

Conveniently the streets within this map are labelled as well as the portion of Grassmarket that was utilized as a corn market. In comparison to its predecessors this map is much more accurate depiction of the planning and distribution of buildings within the city.



Figure 6 City of Edinburgh' by John Ainslie 1780, with the site boundary highlighted in blue. NLS

The 'City of Edinburgh' map drawn by John Ainslie in 1780 depicts some slight changes to the building layout of the proposed developed site. Whereas previously there was a single building of a similar shape to the larger building seen here (*Figure 6*) there is now an addition of a small square building to the west with a gap between the buildings allowing for access to the rear of the property. It is not clear what the purpose of this new building is; it also appears that the property line has shifted slightly and that the open land to the rear of the property has been reduced. However given that this is a pre-Ordnance survey map it may be simply an inaccuracy on the author's part.

Much like William Edgar's 1765 map the 1780 depiction uses labels for streets as well as assigning house/property numbers to each building. The closes next to the buildings have been labelled, number '1' corresponds to 'Back of the Boughts' on the key of the map, next to it the numbers continue sequentially up to '12'. The West Port gate is clearly demarcated as well as a square area labelled 'Sheep', the building located along the Flodden Wall directly in front of the proposed development site has expanded northwards towards the property. On the eastern end of the Grassmarket the Corn

Market is also clearly labelled and so it is reasonable to conclude that the area was still being actively used as a market at this time.

On the western side of the Flodden Wall opposite the proposed development site several buildings have been erected since the Edgar's 1765 map one of which appears to run directly alongside the wall opposite to 4-6 Grassmarket. It is unclear what purpose these buildings would have served as there is no longer a building at that location.



*Figure 7 'Old and New Town of Edinburgh and Leith with the proposed docks'
by John Ainslie 1804. NLS.*



Figure 8 Kirkwood's 'This of the city of Edinburgh and its environs' 1817, with site boundary in blue. NLS

John Ainslie's map 'Old and New Town of Edinburgh with the proposed docks' of 1804 (Figure 7), shows the building resembling his previous 1780 map, so the actual shape of the building cannot be considered entirely accurate. Interestingly the building on the opposite side of the Flodden Wall from 4-6 Grassmarket seems to have merged with the smaller secondary building of the proposed site area which was not shown on any of the other maps, including John Ainslie's 1870 map, hence this is likely a development from the intervening years. It appears that the Flodden Wall may have been incorporated into this building as it continues past the boundary of the building.

Robert Kirkwood's 1817 map shows minor changes to 4-6 Grassmarket and the Grassmarket itself. The area which was previously assigned to sheep has been changed to a 'Stock Market' and the building has expanded eastward. The street outside close numbers '36' to '66' are marked as 'Cleaning Cock'. An 'Old Gaelic Chapel' is located to the northeast behind buildings '36', '42' and '46'. The dotted line across the western terminus of Grassmarket indicates that section of the Flodden Wall, including the West Port, has been demolished to allow for wider access to the city. The Wall itself terminates at the back of a building partially within the site boundary which was previously noted on John Ainslie's 1804 map ten years previous. The line of the wall is demarcated with dotted lines across the western end of the Grassmarket. The area on the western side of the Flodden Wall next to the proposed development site has been developed further with several more buildings constructed.



Figure 9 Extract from W. and A.K. Johnston's 'Plan of Edinburgh, Leith & Suburbs' from 1840 with site outlined in blue. NLS..

The 'Plan of Edinburgh, Leith & Suburbs' by W. and A.K. Johnston in 1840 shows that the buildings which have all drawn separately on previous maps have been drawn together here. However this should not be taken as an indication of a change in construction but rather as an illustrator's preference as the buildings are likely not significant enough in this particular map to justify drawing separately. The Flodden Wall is not present on this map. Most notably the front of the property has been changed to accommodate King's Stables street but given the scale and intended accuracy of the map is not sufficient to show the proposed development area in any great detail. It can be assumed that at this point the building frontages would have been demolished and rebuilt along the new property line.

iii. *Ordnance Survey maps of the proposed development area*

The earliest Ordnance Survey maps of this area were surveyed in 1852 and provide the first truly accurate cartographic evidence for the development of the site. The 1st edition 25 inch to 1 mile maps are the most useful in scale and detail for gaining an accurate, detailed view of the area (*Figure 10*).



Figure 10 Ordnance Survey, 1st edition. 25 inch to 1 mile. 'Edinburgh' Sheet 35. Surveyed 1852. NLS

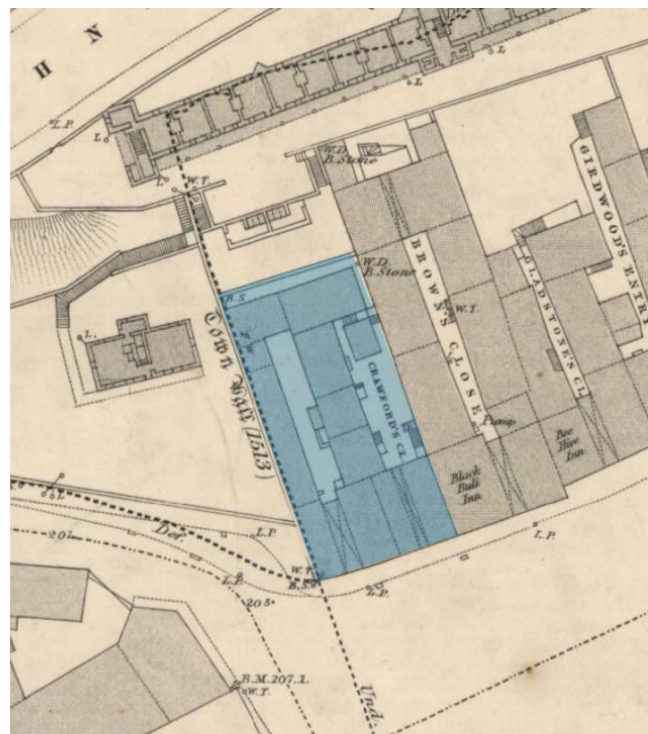


Figure 11 Ordnance Survey, 1st edition. 25 inch to 1 mile. 'Edinburgh' Sheet 35. Surveyed 1877. NLS

The increased accuracy and detail of the Ordnance Survey maps, combined with the continued development of the site since the creation of Kirkwood's 1817 map show that while development continued there were no major changes to the site and the overall plan of the buildings remains the same. This layout is slightly different in the 1876 OS survey map (Figure 12). Buildings have been added along the rear of the property line, effectively enclosing the middle into a small courtyard. Smaller additions to the original eastern building have been made and the small entranceway leading out to the street has been either a roofed or gated.

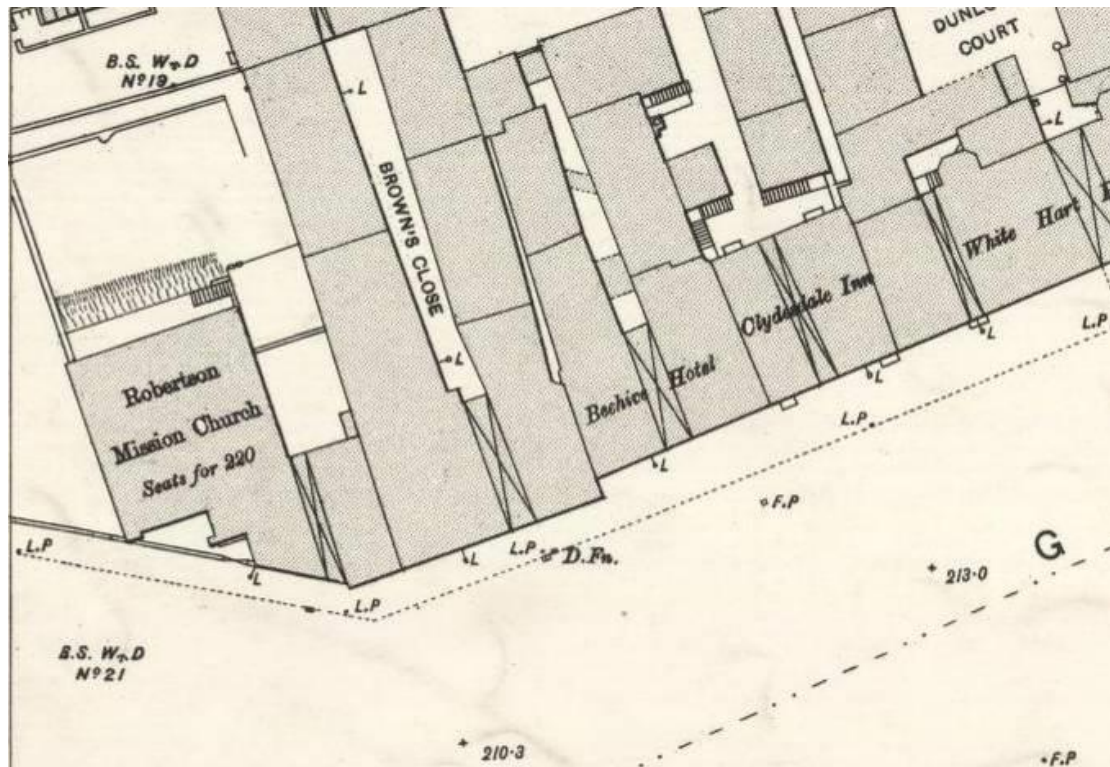


Figure 12 Ordnance Survey, 1st edition. 25 inch to 1 mile. 'Edinburgh'. III.07.20. Surveyed 1895. NLS

The Ordnance Survey 1st Edition of 1895 shows the construction of the 1884 Robertson Memorial Mission Church. The building was designed by Edinburgh architects Hardy & Wight, along with the adjacent tenement building, forming the group presently known as 4-10 Grassmarket.

The original buildings comprised the Robertson Mission Church on the west side of the plot which has seats for 220 people. The church comprised coal cellar, ground floor containing meeting hall, and first floor housing the church itself, entered primarily at ground floor level from the Grassmarket. Adjacent to the east is the four-storey Scots Baronial tenement with shops at ground floor level.

iv. Summary

The cartographic research into the area of the proposed development at 4-6 Grassmarket is shown to be well documented in maps from the late 16th century onwards. Although many of the early maps cannot be considered reliable in terms of accuracy and are often drawn at a scale which precludes the identification of smaller features, it seems clear that no major development existed on the back-land area of the site until the 17th century while the southern end of the site was likely occupied by a continual frontage during the Medieval period. This changed in the 17th century when the need for more housing led to the construction of tenement buildings on site.

The 16th and 17th century maps show the general site area is occupied by a semi-rectangular building which incorporates part the Flodden Wall at the western end of the Grassmarket. By the mid 18th century Edinburgh had grown considerably, spreading southwards from the city walls, this has little impact on 4-6 Grassmarket beyond the addition and minor remodelling of buildings on the property.

In 1884 the present building was constructed as a church which was part of the Robertson Memorial Mission Buildings which comprise 4-10 Grassmarket. The church building at the south-west corner of the plot incorporated a portion of the Flodden Wall into its western boundary wall. The new layout of the site is showcased by the OS 1st edition map of 1895 where the previous buildings have been demolished for the construction of the church and adjacent tenement building.

Past 1884 the exterior of the building and its plan remain largely unchanged in 2015 while minor alterations to the interior have been conducted in relation to the present day use of the space. In 1924 alterations proposed for the building were registered however it is unclear to what these alternations comprised. The building was still in use as a Mission in 1938 although a Scotsman article notes that the Mission was encountering financial difficulties²⁴. In 1979, existing plans show the building as being in use as an antique store office and showroom, with storage on the first floor for Eric Davidson, Antiques Ltd²⁵.

In August of 1979, repairs were proposed on drawings prepared by Thorburn & Partners, Consulting Civil and Structural Engineers of Edinburgh. These repairs appear to have been relatively minor repairs to the interior of the church itself, consisting of changes to doors and wall repairs.²⁶

In the late 1990's it was converted into a sport's bar by three Scottish internationalists however it was plagued by noise complaints after which it became home to a whiskey bar.

In 2008 Simpson & Brown Architects undertook a project to repair and restore the exterior of the building. This included removing the concrete masonry on the western side of the church building covering the Flodden Wall. In partnership with Simpson & Brown Architects, Addyman Archaeology subsequently conducted a programme of building recording on the section of Flodden Wall revealed once the concrete has been removed.

Until 2010 the building was in use as a restaurant, cafe, and events venue under the name 'The Lot' with little alteration being carried out on the exterior of the building with the exception of the addition of commercial frontage to the tenement building. In December 2010 the charity which ran the 'The Lot' declared it was no longer viable and that they would not be renewing their lease after it expired in February 2011²⁷. Since then the property has primarily been vacant and is used on occasionally to host events. The proposed development intends to use the space for a similar purpose as a

²⁴ Simpson & Brown Architects. 2006. *Conservation Statement*. pp.15.

²⁵ Simpson & Brown Architects. 2006. *Conservation Statement*. pp.15.

²⁶ Simpson & Brown Architects. 2006. *Conservation Statement*. pp.16.

²⁷ *The Scotsman*. Sunday 12th December 2010.

bar/restaurant, the majority of the proposed renovations will not have a major impact on the interior of the building since it has already been renovated for that purpose. There is a possibility that a lift and lift shaft will be included in the renovations of the interior of the building which would be considered to have a major potential impact on the interior. These plans have not yet been finalized but if the construction of a lift shaft is to go ahead then further archaeological observation will be required, most likely in the form of a watching brief similar to that which was conducted in the neighbouring Black Bull building.

4. *Aerial photographs*

i. *General*

On-line aerial images of the proposed development area were consulted in order to assess the potential for previously unrecorded structures and features, as well as to assess the degree of change that has taken place within the site boundaries over the last century. Readily available aerial views online were analysed from both www.bing.com, and www.google.co.uk. Consultation of a selection of online aerial images has neglected to reveal any possible features due to the poor resolution of the images and the small size of the proposed area of development. The Google Earth, Google Maps, and Bing Maps images from 2005 onwards did not reveal any new features, showing the site as it exists today. The on-line aerial images did not reveal any potential features for this site due to the small size of the size meaning that the resolution is too poor to reveal anything significant.

5. *Potential for survival of unknown buried heritage assets within the development area*

The desk based research, map regression and analysis of aerial photographs has revealed a long history of the proposed development area at 4-6 Grassmarket.

Having existed as relatively open ground for most of its history before being turned into tenements, shops and later church and tenement building, the possibility is there that prehistoric finds and features may survive beneath the Medieval soils. Given the areas rich prehistoric past (especially centred around Edinburgh Castle to the north) and the relative rarity of prehistoric finds made within the city centre, any prehistoric finds made within the development area could have a profound impact on our knowledge of land-use and occupation in the region.

During the Medieval period the site likely existed as open ground delineated from the Grassmarket by a wall to the south and bordered by the Flodden Wall on the western side. This was likely used as part of the market.

During the post-Medieval period, the site was situated along a main thoroughfare through the Grassmarket on the western terminus of the city as well as being adjacent to the Flodden Wall built in 1513. At this time the property was used as a site for building tenement and shop buildings. As these buildings extended past the current building on site it evidence of the post-Medieval period may survive in building foundations and associated domestic or commercial finds.

Any groundbreaking activities related to the proposed development scheme would have a negative impact on buried features with may exist within the development area.

6. *Conclusion and Recommendations*

The DBA and associated research identified the possibility for the survival of Post-Medieval and Medieval archaeological deposits within the back-land area behind the existing frontage buildings. It is likely that lower walling, floor structures, etc. survive of the buildings that had existed on the site immediately prior to its redevelopment in the 1880s. The latter themselves likely incorporated structural remains of different periods. They had clearly also run up to the early 16th century Flodden wall that forms the west boundary of the site. Typically such structures will have likely been heavily terraced-back into the natural slope and so survival of earlier archaeological remains, of the medieval period or earlier, within the former back-land of the earlier burgh plot will likely be limited or variable at best.

It is recommended that an archaeological evaluation is implemented prior to any groundbreaking works taking place on site. This may take the form of two or three trenches, probably aligned with the inclination of the slope, and one of which excavated to examine the nature of deposits in the vicinity of the Flodden wall. If it is decided by the architect and owner to construct a lift shaft within the interior of the building a watching brief for that work is recommended as well.

7. Archiving

Both a hard copy and a digital copy of this report in its final draft form will be submitted to the NMRS as held by the RCAHMS. This will be accompanied by the project archive including select email correspondence, site records and digital copies of all site photographs.

A copy of the report will also be submitted to Edinburgh Council for inclusion on their SMR.

An entry has been created on the online OASIS platform to ensure public access to the research and an entry will be submitted to *Discovery and Excavation in Scotland*, the annual journal produced by Archaeology Scotland charting fieldwork completed across Scotland.

Acknowledgements

Addyman Archaeology was commissioned to complete the project by Ian Forbes, Architects on behalf of Signature Pubs Ltd. Ian deserves our gratitude for his organisation and commitment to ensuring the archaeological resource is adequately protected.

Abbreviations

DBA	Desk based assessment
DES	Discovery and Excavation Scotland
HER	Historic Environment Record
HS	Historic Scotland
LB	Listed Buildings
NMRS	National Monuments Record Scotland
OASIS	Online Access to the Index of Archaeological Investigations
OS	Ordnance Survey
RCAHMS	Royal Commission on the Ancient and Historical Monuments of Scotland
SM	Scheduled Monument

References

i. Published sources

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- Lawson, J., and Reed, D. 2003.** *Conservation and Change on Edinburgh's Defences: Archaeological Investigation and Building Recording of the Flodden Wall, Grassmarket 1998-2001*. Scottish Archaeological Internet Report 10. Edinburgh: Society of Antiquaries Scotland.
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Simpson, A.T., Stevenson, S., and Holmes, N. 1981. *Historic Edinburgh, Canongate, & Leith; the archaeological implications of development*. Scottish Burgh Survey. Glasgow: University of Glasgow.

ii. *Websites consulted include*

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www.google.co.uk/maps/
www.nls.uk
www.rcahms.gov.uk

www.archive.org
www.bgs.ac.uk
www.historic-scotland.gov.uk
www.parksandgardens.org

Appendix A: Cartographic sources consulted

Maps consulted include:

Georg Braun (1541-1622), Franz Hogenberg (fl.1590)

- ‘Edenburgum, Scotiae Metropolis’. Imprint 1582

James Gordon of Rothiemay.

- Bird’s eye view of Edinburgh in 1647. Published 1870

Johannes Janssonius (1558-1664)

- ‘Edenburgum vulgo Edenburg’. Published 1657

Allain Manesson-Mallet (1630-1706)

- Edimbourg. Imprint 1683

William Edgar

- ‘Plan of the city and castle of Edinburgh’. Published 1765

Unknown

- ‘Plan of the city of Edinburgh’. Published in ‘A Collection of Plans of the Capital Cities of Europe’ by John Andrews

John Ainslie (1745-1828)

- ‘City of Edinburgh’. Published 1780
- ‘Old and New Town of Edinburgh and Leith with the proposed docks’. Published 1804

Alexander Kinkaid (1710-1777)

- ‘A plan of the city and suburbs of Edinburgh’. Published 1784

Robert Kirkwood (fl. 1806-1828)

- ‘This Plan of the city of Edinburgh and its environs’. Imprint 1817

James Kirkwood and Sons (1745-1827)

- ‘Kirkwood’s new plan of the City of Edinburgh’. Published 1821

John Wood (1780-1847) and Thomas Brown (1785-1820)

- Plan of the City of Edinburgh, including all the latest and intended improvements. Imprint 1823.

W and AK Johnston Ltd.

- ‘Johnston’s plan of Edinburgh and Leith’. Published 1840

Ordnance Survey (1852 – present)

- 25 inch to 1 mile, Edinburgh, Sheet 35. Surveyed 1852 Published 1866
- 25 inch to 1 mile, Edinburgh, Sheet 35. Surveyed 1877
- 25 inch to 1 mile, Edinburgh, Sheet 003.7.20. Published 1893-94
- 25 inch to 1 mile, Edinburgh, Plan 36/2573 Surveyed 1947 Published 1950

Appendix B:***Provisional Discovery and Excavation Scotland (DES) entry; Buccleuch Place and Meadow Lane – Archaeological Desk-Based Assessment***

LOCAL AUTHORITY:	City of Edinburgh Council
PROJECT TITLE/SITE NAME:	4-6 Grassmarket – Archaeological Desk-Based Assessment
PROJECT CODE:	AA 2165
PARISH:	City of Edinburgh
NAME OF CONTRIBUTOR:	Rachel McMullan
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Archaeological Desk Based Assessment
NMRS NO(S):	None
SITE/MONUMENT TYPE(S):	None
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NT 25290 73354
START DATE (this season)	12/05/15
END DATE (this season)	12/05/15
PREVIOUS WORK (incl. DES ref.)	Building Recording 2008
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>Addyman Archaeology was contacted by Ian Forbes, Architect, and Signature Pubs Ltd. in order to undertake an archaeological <i>Desk-Based Assessment</i> (DBA) of an area within Edinburgh's Grassmarket, for the building designated 4-6 Grassmarket which is a part of the listed building 4-10 Grassmarket. It is proposed to refurbish and extend the current structure as a potential event space and bar/restaurant.</p> <p>The DBA aimed to assess the archaeological potential of the site – particularly the undeveloped land to the rear of the existing frontage buildings - through the consultation of archive materials and historical sources. Prior to increasing densification of urban development from the 17th century onwards the proposed development site would have consisted of back-land area within a burgage plot adjacent to Grassmarket and rising steeply upwards to Castle Rock. Edinburgh's expansion led to the further development of the Grassmarket area and the construction of buildings on the back-land area for commercial and domestic purposes. At 4-10 Grassmarket this period of usage continued until 1884 when the previous buildings were demolished for the construction of the Robertson Memorial Mission Buildings, of which Nos. 4-6 were occupied by the Mission church itself which incorporate part of the Flodden Wall into the western wall; with the land to the rear remaining open. Since then, the overall plan of the exterior building has remained unchanged and has consequently been used as a shop and event space.</p> <p>It is highly likely that evidence of the previous post-medieval construction of buildings for tenements and shops will be present underneath the modern soils; evidence for earlier Medieval/early post-Medieval cultivation remains may also survive in areas. The discovery of a well underneath the nearby Black Bull public house during excavations from 1998-2001 can be taken as a further indication of the likelihood of discovering in situ remains beneath the church²⁸. It is recommended that an archaeological evaluation is implemented prior to any groundbreaking works taking place on site.</p>

²⁸ Lawson, J., and Reed, D. 2003. *Conservation and Change on Edinburgh's Defences: Archaeological Investigation and Building Recording of the Flodden Wall, Grassmarket 1998-2001*. Scottish Archaeological Internet Report 10. pp: 10.

PROPOSED FUTURE WORK:	Archaeological Evaluation
CAPTION(S) FOR ILLUSTRS:	-
SPONSOR OR FUNDING BODY:	The University of Edinburgh
ADDRESS OF MAIN CONTRIBUTOR:	St. Ninian's Manse, Quayside Street, Edinburgh, EH6 6EJ
EMAIL ADDRESS:	admin@addyman-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	Archive and report to be deposited with RCAHMS and City of Edinburgh HER.